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NEIGHBORHOOD PLANNING & ZONING

THE INTERIM PLANNING OVERLAY DISTRICT

WEST



ROXBURY

A PLAN TO MANAGE GROWTH

CITY OF BOSTON □ RAYMOND L. FLYNN, MAYOR
BOSTON REDEVELOPMENT AUTHORITY □ STEPHEN COYLE, DIRECTOR

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WEST ROXBURY
INTERIM PLANNING OVERLAY DISTRICT

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LETTER FROM THE MAYOR



CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
RAYMOND L. FLYNN

October 4, 1989

Mr. Clarence J. Jones, Chairman
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

Dear Mr. Jones:

The zoning amendment contained in this document is the latest example of the citizen-oriented planning and zoning process taking place in neighborhoods throughout the City of Boston. Planning and zoning proposals contained in this amendment represent the collaborative effort of city government and residents of West Roxbury.

West Roxbury's interim zoning plan, like similar plans adopted for Allston-Brighton, East Boston, Roxbury, and Jamaica Plain, proposes guidelines to preserve the character of the community, enhance neighborhood business, and preserve and maintain open space.

These planning and zoning proposals emerged from open community meetings held over the past year under the direction of the 20-member West Roxbury Zoning Advisory Committee of the West Roxbury Neighborhood Council. This grass roots approach produced the West Roxbury Interim Planning Overlay District, a plan to preserve the quality of life in this neighborhood.

From this year-long effort emerged a number of planning and zoning proposals, including:

- Establishing interim lot standards to ensure that new development is consistent with West Roxbury's scale and character;

- Increased parking requirements for new residential development and a Transportation Master Plan to be completed within the two-year planning period;

- An Open Space Plan to preserve and protect the neighborhood's existing parks and recreational areas;

- An Institutional Master Plan requirement;

- Planning studies for neighborhood business districts, including the development of design guidelines.

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These interim planning and zoning proposals, and the two-year process during which new zoning will be put in place, take advantage of West Roxbury's potential while safeguarding the character of the community so evident in every area of the neighborhood. It is with pleasure that I forward these proposals to you for your approval.

I want to take this opportunity to thank the members of the West Roxbury Neighborhood Council and Zoning Advisory Committee as well as the people of West Roxbury who helped to shape this interim plan. They have contributed their ideas and insight toward making West Roxbury a better place to live. We appreciate their efforts, and look forward to working with them during the development of permanent zoning for West Roxbury.

Sincerely,

Raymond L. Flynn
Raymond L. Flynn
Mayor of Boston

■ West Roxbury Neighborhood Council ■

Mr. Clarence J. Jones
Chairman
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Jones:

During the Spring and Summer of 1987, the West Roxbury Zoning Advisory Committee was organized by the West Roxbury Neighborhood Council, appointed its members and began the lengthy process of ascertaining the needs of the community for an IPOD Program. This effort was conducted in cooperation with the Mayor's Office of Neighborhood Services and the Boston Redevelopment Authority, who provided the staff needed to accomplish this task.

This Committee at times, met weekly and bi-weekly conducting a series of hearings in the various parts of the community, meeting with business groups, and other constituents in order to balance the various needs of each section of the community. The emphasis and all of this has been, as the Mayor's community based IPOD Program intended, the community's view of the present code and the desired long term effects of any new regulations that might become part of the Zoning Code.

West Roxbury issues were discussed in the context of drafting an IPOD Zoning Amendment appropriate for West Roxbury. The IPOD will allow the residents of the neighborhood to play a key role in developing future local use policies in West Roxbury, while guiding growth in a manner that is sensitive to the community.

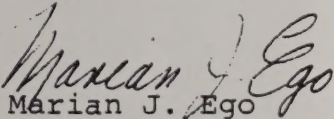
The IPOD Amendment recommends land use policies that are intended to protect the residential character of West Roxbury, prevent future encroachment of incompatible uses into neighborhoods and encourage a more indepth study of open space, urban design, business needs, transportation, parking, institutional needs, recreational needs and the provision of housing for all members of the community.

The West Roxbury IPOD Committee and the Neighborhood Council believe that the first phase of the IPOD has been completed through an open process which has provided a forum for all members of the community. We believe that this issue is now ready for review and action by the Boston Redevelopment Authority. Once your efforts are completed, we believe that this cooperative background will allow us to go forward, together with community residents, to draft the final zoning plan for West Roxbury.

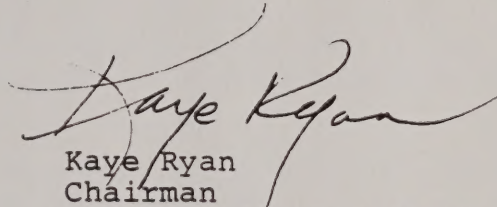
■ West Roxbury Neighborhood Council ■

We would like to offer special thanks to our colleagues on the Zoning Committee for their dedication during this process: Lawrence Boran, Vincent Buchanan, Arthur Cadegan, Lawrence Connolly, Patricia Conroy, Helen Crowley, Catherine Cullen, Daniel Fitzgerald, Fred Gillis, Gretchen Graef, Greg Haugh, Stephen Hern, Michael Lynch, Lawrence McCarthy, Paul Ptas, Marc Seigle, and William Smith. Also our thanks to Frank O'Brien of the Mayor's Office of Neighborhood Services and Ann Voorhees, Jane Greene, Cindy Wall and Edward Lynch of the Boston Redevelopment Authority for their invaluable help during this process.

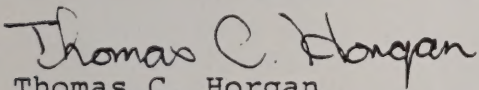
Sincerely



Marian J. Ego
Co-Chairman
West Roxbury Zoning Committee



Kaye Ryan
Chairman
West Roxbury Neighborhood Council



Thomas C. Horgan
Co-Chairman
West Roxbury Zoning Committee

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NEIGHBORHOOD PLANNING AND ZONING

Working with the city's planning and zoning departments, the city's planning and zoning departments are working with the city's planning and zoning departments to develop a comprehensive plan for the city's planning and zoning departments. The city's planning and zoning departments are working with the city's planning and zoning departments to develop a comprehensive plan for the city's planning and zoning departments.

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For a more complete understanding of the city's planning and zoning departments, the city's planning and zoning departments are working with the city's planning and zoning departments to develop a comprehensive plan for the city's planning and zoning departments.

NEIGHBORHOOD PLANNING AND ZONING

Boston is in the midst of an unprecedented community-based planning process. The Flynn Administration is dedicated to a balanced growth approach to economic development that is predicated on an open community planning process. The central premise of this is that all knowledge about what is best for the city does not reside with the government. Plans work best when they are fashioned with the community.

Simultaneously with the planning for the downtown, city representatives have been working with numerous citizen groups to develop specific neighborhood planning and zoning initiatives and to review major projects and land disposition policies. The community planning process gives special attention to each neighborhood, and provides communities with a significant role in shaping land use controls to meet the individual needs of their neighborhoods. This process involves interested citizens attending meetings with representatives of the BRA and other city departments.

Residents from Harborpark neighborhoods, Charlestown, Port Norfolk, East Boston, North End, Allston-Brighton, Roxbury, South End, West Roxbury, Jamaica Plain, Fenway, Mission Hill, and South Boston are working with the BRA and the Mayor's Office of Neighborhood Services on interim and final rezoning that responds to particular issues raised by the communities. These issues include the need to protect residential areas from encroachment by commercial uses, and the need to provide more open space and parking. Each neighborhood planning area is subdivided into districts to undergo more comprehensive review. Over the next two years, major portions of neighborhoods across the city will be rezoned through the community planning process.

Rezoning in the neighborhoods occurs either through the Interim Planning Overlay District (IPOD) process, or through citizen-initiated proposals to directly amend zoning in an area. In many planning areas, the planning process begins with the appointment by the Mayor of an Advisory Committee nominated from the community, or by the official recognition of a Citizens' Review Committee (CRC) consisting of residents and local business leaders and property owners. The Mayor's Office of Neighborhood Services attends community meetings and provides organizational assistance. The BRA provides leadership in land use analysis and policy recommendations. After defining the geographical area of focus, the group then establishes goals and objectives for the area and issues to be addressed. The BRA then works with the designated community planning group to design specific zoning regulations to address these issues and to achieve the goals and objectives. The zoning regulations are presented to the BRA Board, then to the Zoning Commission for adoption, and finally to the Mayor for his approval.

Not surprisingly, many of the neighborhoods are experiencing similar development pressures and similar planning concerns. Policy initiatives have been developed as concepts and then refined to meet the specific characteristics of particular areas. Among the major zoning concepts proposed in the neighborhoods are:

Height Standards. Height standards send a clear signal to developers and the community on the growth and density that can be accommodated in an area; they also serve to direct growth to sites of greater capacity, as well as protect existing scale and character.

Transportation and Parking Controls. New development must demonstrate adequate vehicular access and off-street parking. Three transportation and parking elements are needed: a Transportation Master Plan for the entire neighborhood, a Transportation Access Plan for individual projects, and an increase in Residential Parking Requirements.

Open Space Plan. With the increased population in many areas over the past fifteen years and opportunities for new residential development, there is a growing need for increased open space. Neighborhood open space plans developed during the interim planing period emphasize the geographic and functional links of open space to historic neighborhoods, and to the existing open space and park system.

Design Guidelines. The urban design of most neighborhoods incorporates a mix of architectural styles, but has a generally consistent scale. Neighborhood commercial centers have no clear identity nor do the buildings demonstrate any real standard in design. Design standards must be developed to protect the character of residential areas and historic structures, upgrade commercial centers and guide future development.

Affordable Housing and Mixed Use Reserve Districts. Adjacent to some existing residential areas are large parcels of under-utilized publicly-owned land that have the capacity to accommodate residential development and relieve pressure on the existing housing stock. Such parcels would be proposed as Affordable Housing or Mixed Use Reserve Zones.

New Light Manufacturing District. Heavy industrial uses that are accompanied by noxious pollutants and heavy truck traffic are currently permitted as-of-right in heavy industrial zones. The new Light Manufacturing District would permit light manufacturing uses that maximize employment for Boston's residents and minimize adverse environmental effects and truck traffic.

Boulevard Planning Districts. Boulevard Planning Districts (BPD) are major arterials and cross streets that serve as primary access to all areas of the community and contain uses that provide services to the community. Their visual prominence and importance to the economy and transportation system of the community require special studies as input to the revised zoning.

Institutional Master Plans. Institutions constitute a major part of the area's physical environs and contribute to the overall economic base as major employers of area residents. At the same time the continued expansion of the institutions and related pressure on the housing market and transportation and parking infrastructure is a major issue. Future institutional development must be planned within the context of the needs of the residential neighborhoods.

The specific status of proposed zoning in each of the neighborhoods follows:

Harborpark. The twelve-member Harborpark Advisory Committee was appointed by the Mayor in 1985 to help devise a plan to protect the entire length of Boston Harbor as both a recreational and a maritime industrial resource, to preserve sight lines and views, and to provide access to the public along the waterfront. The Interim Planning Overlay District regulations for Harborpark were adopted by the Zoning Commission in March 1987. The draft permanent zoning plan currently is under review by the community and it is anticipated that new zoning will be adopted in the fall of 1989.

Port Norfolk. The Port Norfolk Interim Planning Overlay District was adopted in September 1985. The Planning and Zoning Advisory Committee was appointed in September 1986. Since that time the group and the BRA have developed new zoning which was approved by the Zoning Commission in June 1988.

North End. A height limit of 55' was adopted for the North End on March 24, 1985, together with a Restricted Roof Structure Overlay District requiring Board of Appeal approval for construction of roof structures. Planning sessions with the North End Waterfront Neighborhood Council concerning other land use and zoning issues and potential changes to their current zoning are underway.

Boylston Street. The Citizen's Review Committee was formed in March 1985 to transform Boylston Street into the major boulevard that it was originally planned to be. The group focussed on design, capital improvement, and traffic and transportation issues. In April 1986 the Boylston Street Interim Planning Overlay District was adopted by the Zoning Commission, setting interim design regulations for height, bulk, and roofline setbacks. The Zoning Commission adopted permanent zoning in March 1987.

Allston-Brighton. The Allston-Brighton Planning and Zoning Advisory Committee was appointed in January 1986. It set to work with the BRA and Mayor's Office of Neighborhood Services to develop an Interim Planning Overlay District. Adopted in August 1987, the interim plan includes provisions for zoning, transportation, open space, economic, and design studies that are underway. The studies will lead to permanent land-use regulations for the neighborhood.

Roxbury. Members of the Planning Advisory Committee voted August 7, 1986, at a Roxbury town meeting to begin working with the BRA to develop new zoning rules for Roxbury. After numerous working sessions and community meetings, the Roxbury Interim Planning Overlay District was adopted by the community, and then, in August 1987, approved by the Zoning Commission. The interim plan includes provisions for zoning, transportation, open space, economic, and design studies that will lead to permanent land-use regulations for the neighborhood.

East Boston. Beginning in July 1986, the BRA and the Mayor's Office of Neighborhood Services met approximately twice monthly with the East Boston Planning and Zoning Advisory Committee to develop the East Boston Interim Planning Overlay District. The interim zoning was approved in June 1988, and planning is now underway which will lead to new zoning for East Boston.

Mission Hill. In November 1988 the Mission Hill Planning and Zoning Advisory Committee was appointed, and the community had begun discussions with the City leading toward establishing an Interim Planning Overlay District.

West Roxbury. For the past year, the Zoning Advisory Committee of the West Roxbury Neighborhood Council has been working to draft the Interim Planning Overlay District, and to prepare for adoption of the IPOD. A series of community meetings were held in 1988 and 1989 to develop planning objectives and interim zoning regulations. The draft IPOD will be considered by the Boston Redevelopment Authority Board in August 1989. The interim zoning plan includes provisions to maintain the predominant low density residential character of West Roxbury, enhance the quality of the open space resources in the neighborhood, and upgrade local business districts.

Charlestown. In response to the intense development pressures in this already densely populated area, the community currently is in the process of establishing an Interim Planning Overlay District through the Charlestown Neighborhood Council. The BRA has initiated parking and density analyses preliminary to the formulation of new planning and zoning guidelines.

Dorchester. The BRA is conducting a land-use analysis of Dorchester Avenue in order to determine traffic and transportation needs as well as how to accommodate the competing industrial, commercial, residential, institutional, and local business uses in the area. A Dorchester Avenue Interim Planning Overlay District was adopted in September 1988 to facilitate this study.

Jamaica Plain. In November 1987, the Jamaica Plain Neighborhood Council's Zoning Committee began a series of twelve community meetings for the purpose of establishing an Interim Planning Overlay District and receiving input from neighborhood residents on planning and zoning issues. The Jamaica Plain Interim Planning Overlay District was adopted by the community and approved by the Zoning Commission in March, 1989. The interim plan includes provisions for zoning, transportation, open space, economic and design studies. The studies will lead to permanent land-use regulations for the neighborhood.

Fort Point Channel. A process is underway among the BRA, the Fort Point Channel Advisory Committee, and the South Boston neighborhood to develop new planning rules in the Fort Point Channel area. This process includes analysis of the impacts of downtown development, commercial traffic, and local residential development, as well as major public works projects such as the Seaport Access Road and construction of a Third Harbor Crossing.

South End. Two major zoning changes for the South End were approved by the Zoning Commission in September, 1987. One reduced building bulk by approximately fifty percent in areas in which existing rules allow apartment buildings. The other established a Density Limitation Overlay District which limits the number of small one and two bedroom units in each structure, depending on the number of floors in the structure. The BRA is now engaged in a Master Plan Process with the South End community to address other land use and zoning issues, disposition of the SENHI phase two parcels and other BRA-owned parcels, and planning, revitalization and urban design issues on Washington Street.

Fenway-Kenmore. The Fenway-Kenmore Planning and Zoning Advisory Committee was appointed in November 1988. The neighborhood currently is involved in discussions with the City concerning planning and zoning issues and establishing an Interim Planning Overlay District. The Committee also will review the Institutional Master Plan process in this district.

Columbia Point. Discussions with the Columbia Point neighborhood began in the summer of 1988. These will lead to a land use Master Plan for this peninsula.

Hyde Park. Discussions with the Hyde Park community concerning an Interim Planning Overlay District for Hyde Park Avenue began in the summer of 1988. When Hyde Park Avenue planning and revised zoning has been completed, discussions concerning broader planning and zoning issues in Hyde Park will begin.

South Boston. Planning and zoning analyses have begun in portions of South Boston in the Harborpark and Fort Point Channel areas. Discussions with the community concerning planning and zoning issues in the core of the residential community will begin in the fall of 1989 and will build upon the other analyses.

Roslindale. On October 29, 1985 the Zoning Commission adopted a map change from manufacturing to residential use. This citizen-initiated rezoning covered 13.5 acres. Forty residents signed the petition of support to the Zoning Commission. Discussion with the Roslindale community concerning broader planning and zoning issues will begin in the fourth quarter of 1989.

Mattapan. Discussions with the Mattapan community concerning planning and zoning issues will begin in 1989.

Community Based Planning

STEP 1 Formulation of Neighborhood
Objectives

STEP 2 Community Review Process

STEP 3 Zoning-Interim Controls

STEP 4 District Planning
Special Studies
Project Reviews

STEP 5 Final Zoning Ordinance
Final Plan

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SUMMARY OF WEST ROXBURY PLAN

The West Roxbury Interim Planning Ordinance (IPOO) is a key component of a strategy to develop a more vibrant community and to address the needs of the community. The IPOO will provide a framework for the future development of the community and will be a key element in the future development of the community.

The IPOO document has been prepared and reviewed by the community and the Board of Selectmen.

1. APPLICATION

Generally, all proposed projects within the West Roxbury IPOO area will require a building permit and a zoning permit. The Board of Selectmen will review all proposed projects and will issue a decision on whether the project is consistent with the IPOO. The Board of Selectmen will also review all proposed projects and will issue a decision on whether the project is consistent with the IPOO. The Board of Selectmen will also review all proposed projects and will issue a decision on whether the project is consistent with the IPOO.

2. ZONING

The West Roxbury IPOO area is divided into several zoning districts. The Board of Selectmen will review all proposed projects and will issue a decision on whether the project is consistent with the IPOO. The Board of Selectmen will also review all proposed projects and will issue a decision on whether the project is consistent with the IPOO. The Board of Selectmen will also review all proposed projects and will issue a decision on whether the project is consistent with the IPOO.

SUMMARY OF THE WEST ROXBURY PLAN

In Boston, the positive vision for the future is shaped by residents of each neighborhood. Over the past year, the Zoning Advisory Committee of the West Roxbury Neighborhood Council has been working in partnership with the Mayor's Office of Neighborhood Services and the Boston Redevelopment Authority to identify planning objectives for West Roxbury. The Zoning Committee developed a slide presentation of neighborhood development issues and presented it at four community meetings throughout West Roxbury. A questionnaire was developed which gave the Committee more insight into the planning and zoning concerns of neighborhood residents. The major issues discussed included reduction of traffic congestion, the revitalization of neighborhood business districts, the protection of open space and the preservation of the low density residential character of the community.

The West Roxbury Interim Planning Overlay District (IPOD) zoning amendment is a direct result of the broad based community input received over the past year. The IPOD will control development for the next two years and direct future land use policies in West Roxbury.

The IPOD document has three major sections which are summarized below.

I. APPLICABILITY

Generally, all proposed projects within the West Roxbury IPOD which require a building or use permit will also need an Interim Planning Permit. This Permit is granted by the City of Boston Board of Appeal. Except in Special Study Areas, certain projects are exempt from the Interim Permit requirement as long as they comply with Interim Height Standards, Parking Controls, Lot Area, Lot Width, Yard and Corner Lot Standards. Such projects include residential uses of three or fewer units and some business uses. All proposed projects in Special Study Areas are required to get an Interim Planning Permit. Refer to the IPOD document for exact requirements.

IPOD Boundaries

IPOD boundaries for the West Roxbury District include Allandale Street, the Brookline and Newton boundaries, Charles River to the Dedham boundary, Enneking Parkway, the West Roxbury Parkway, and Centre Street to Allandale Street. The local business district at Weld Street is included in the West Roxbury IPOD.

II. INTERIM ZONING REGULATIONS

The Zoning regulations in the Interim Planning Overlay District will, together with the underlying zoning, control development in the neighborhood for the next two years. There are a number of new regulations in the IPOD which are designed to protect the community while planning and rezoning studies are conducted and the new, revised zoning is developed.

1. Interim Height Standards

Thirty-Five feet in every zoning subdistrict, except for B-1 where the standard is 40'. Two subdistricts with no existing zoning height limit, H-1 and H-2 have an Interim Height Standard of 35'.

2. Interim Parking Controls

Revised off-street parking requirements for newly-created residential units are as follows:

<u>Gross Floor Area of Dwelling Unit</u>	<u>Off-Street Parking Spaces Required for Each Unit</u>
Less than 800 sq.ft.	1.75
800 sq.ft. and over	2.00

Low Income Elderly Housing requires 1.0 space per dwelling unit.

3. Interim Lot Area, Lot Width, Yard and Corner Lot Standards

Revised dimensional standards are applied to newly-created residential units. The minimum Lot Area for each dwelling unit is as follows:

In an	S-.3 zoning subdistrict	9,000 sq.ft.
	S-.5 zoning subdistrict	6,000 sq.ft.
	R-.5 zoning subdistrict	5,000 sq.ft.

For more than one dwelling unit on a lot, the distance between dwellings shall be twice the minimum Rear or Side Yard, as applicable, required by the underlying zoning.

For Corner Lots, front yard and front setback requirements of the underlying zoning apply along all street lines.

4. Institutional Use Reviews

The expansion of institutional uses in West Roxbury, both large and small, affects the local residential neighborhoods by increasing vehicular traffic, and increasing the need for water and sewage services, refuse and garbage removal. The design of large institutional projects particularly should be compatible with the community, and the smaller

projects should be sensitive to their immediate neighborhoods. Two types of review have been developed for West Roxbury: Institutional Master Plans and Small Scale Institutional Use Reports. Depending on project size, a Plan or Report must be submitted to the West Roxbury Neighborhood Council and the Boston Redevelopment Authority.

Institutional Master Plan - For institutional use projects exceeding 10,000 sq.ft. or on a lot containing institutional uses exceeding 25,000 sq.ft., a Master Plan will be required. An Interim Planning Permit to proceed with a project will be granted only if the proposed project is in conformity with an approved Plan.

Small Scale Institutional Use Report - For smaller institutional projects where an Institutional Master Plan is not required.

5. Transportation Impact Reviews

On-street and off-street parking is inadequate in several areas of West Roxbury, for both residential and commercial uses. Short-term parking must be provided in neighborhood commercial areas, and increased demand in established residential areas must be reduced. New development must demonstrate adequate vehicular access and off-street parking. Toward these ends, two types of transportation impact reviews have been instituted in the West Roxbury IPOD: A Transportation Access Plan and a Small Project Transportation Report. The type of review required will depend upon the proposed project's size.

Transportation Access Plan - For projects exceeding 25,000 sq.ft. or 10,000 sq.ft. for certain retail and office uses or residential projects of 12 or more units. The Access Plan will consist of an impact assessment, a mitigation component and a monitoring component.

Small Scale Transportation Report - For projects between 10,000 sq.ft. and 25,000 sq.ft. or projects between 7,500 sq.ft. and 10,000 sq.ft. for certain retail and office uses. The Transportation Report will include information on the number of daily vehicle trips and parking spaces and a site plan showing access.

III. PLANNING STUDIES

The Interim Planning Overlay District provides for interim zoning regulations. It also establishes the planning studies to be conducted during the two year period. The end product of the planning studies is revised permanent zoning which will guide the growth in West Roxbury for the next 15 to 20 years. Several planning studies will be undertaken to develop an in-depth profile of West Roxbury, the existing conditions, available infrastructure capacity, and needs for the future. These studies include:

Special Study Areas

Within the West Roxbury IPOD boundaries, five areas are established as Special Study Areas. In contrast to other parts of the community, the essential character of these areas is not firmly established. Studies are needed to identify appropriate land uses before any new zoning regulations can be developed. The West Roxbury IPOD includes these Special Study Areas:

- o Allandale Street/Weld Woods
- o Hancock Woods
- o VFW Parkway/Charles River
- o Spring Street/VFW Parkway
- o Quarry Area

Neighborhood Business Districts

Neighborhood Business Districts are streets or nodes with concentrated retail uses such as stores, local businesses and services which serve neighborhood residents. These nodes are the historic commercial centers of West Roxbury, and planning for these areas is required to protect neighborhood services and streetscape appearance. The West Roxbury IPOD will include seven Neighborhood Business Districts:

- o Centre Street
- o Spring Street
- o Washington/Grove
- o Centre/Weld
- o Baker/Vermont
- o VFW Parkway/Independence Drive
- o VFW Parkway/Gardner Street

Transportation Master Plan: This plan will analyze current and projected access and parking demands, and improvements needed. Appropriate sites for neighborhood commercial parking will be identified, and a review of the community's public transit will be conducted.

Open Space Plan: West Roxbury is very fortunate to have a large amount of public open space, including sites for active and passive recreation. The community also includes some privately-owned urban wilds and many people enjoy back-yard open space. An Open Space Plan will be developed to

KEY
identify appropriate locations and opportunities for new open space sites in West Roxbury.

Design Guidelines: During the planning period, design guidelines will be developed by the West Roxbury Neighborhood Council, the Zoning Advisory Committee and the BRA. The purpose of these guidelines will be to promote residential and commercial neighborhood design for future development that will enhance the urban design of the community. At a minimum, the guidelines will address building design, facades, historic structures and signage.

KEY ELEMENTS OF THE WEST ROXBURY IPOD

■ INTERIM HEIGHT STANDARDS

■ PARKING CONTROLS

■ LOT AREA , LOT WIDTH , YARD STANDARDS

■ CORNER LOT STANDARDS

■ INSTITUTIONAL MASTER PLAN

■ SMALL SCALE INSTITUTIONAL USE REPORT

■ TRANSPORTATION ACCESS PLAN

■ SMALL SCALE PROJECT TRANSPORTATION REPORT

■ NEIGHBORHOOD BUSINESS DISTRICTS

■ DESIGN GUIDELINES

■ OPEN SPACE PLAN

■ TRANSPORTATION MASTER PLAN

GOALS OF THE WEST ROXBURY INTERIM PLANNING OVERLAY DISTRICT

- **PRESERVE AND PROTECT THE QUALITY OF LIFE IN THE NEIGHBORHOOD**
- **PROTECT EXISTING LOW DENSITY RESIDENTIAL CHARACTER**
- **ENHANCE NEIGHBORHOOD BUSINESS DISTRICTS**
- **DEVELOP DESIGN GUIDELINES FOR BUSINESS DISTRICTS**
- **MINIMIZE TRAFFIC AND PARKING CONGESTION**
- **PRESERVE ARCHITECTURALLY AND HISTORICALLY SIGNIFICANT BUILDINGS**
- **PRESERVE AND MAINTAIN OPEN SPACE**
- **PROMOTE STANDARDS FOR MANUFACTURING USES**



NEIGHBORHOOD PROFILE

West End is the second largest neighborhood in the city, covering 1,100 acres. It is located in the northwest corner of the city, bounded by the city limits to the north and west, and by the city limits and the city of Cambridge to the south and east. The neighborhood is approximately 10 miles long and 5 miles wide. It is one of the most diverse neighborhoods in the city.

The neighborhood is mostly residential, with a mix of single-family homes, multi-family units, and commercial buildings. It is also home to a number of schools, parks, and community centers. The neighborhood is known for its diverse population and its rich cultural heritage.

Historical Background

In the early years, the area known today as West End was part of the Town of Roxbury, founded in 1630. At that time, the town was a small, rural community, with a few farms and a small village. The town was known for its agriculture and its trade with the surrounding areas. In the early 1800s, West End was a small, rural village, with a few farms and a small village.

In 1811, one of the farms in West End was sold to a group of investors. They built a large, multi-story building, which was used as a warehouse and a store. In 1817, the building was destroyed by a fire. The investors then built a new building, which was used as a warehouse and a store. In 1827, the building was destroyed by a fire. The investors then built a new building, which was used as a warehouse and a store. In 1837, the building was destroyed by a fire. The investors then built a new building, which was used as a warehouse and a store.

As a result of a conflict between the town and the investors, the town of West End was dissolved in 1837. The town was then divided into two parts: the town of West End and the town of West End. The town of West End was then divided into two parts: the town of West End and the town of West End.

In 1851, the Western Church of the town of West End was destroyed by a fire. The church was then rebuilt, and it became a major landmark in the town. The church was then destroyed by a fire in 1861. The church was then rebuilt, and it became a major landmark in the town. The church was then destroyed by a fire in 1871. The church was then rebuilt, and it became a major landmark in the town.

In 1871, West End was annexed to the City of Boston. It was then a part of the city of Boston, and it remained so until 1889, when it was annexed to the City of Cambridge. It was then a part of the city of Cambridge, and it remained so until 1911, when it was annexed to the City of Boston.

WEST ROXBURY NEIGHBORHOOD PROFILE

Overview

West Roxbury, located about eight miles southwest of downtown Boston, is the most suburban of the city's neighborhoods. The 1985 population was 35,687. West Roxbury is approximately five square miles in area and abuts Roslindale, Hyde Park, and the towns of Dedham, Newton, and Brookline.

The neighborhood is characterized by single- and two-family homes with well-kept lawns and gardens on tree-lined streets. The Centre Street commercial area is one of the most viable neighborhood shopping areas in the city.

West Roxbury has the second highest median family income in Boston. In 1985, it also had the highest percentage of persons over 55 of any neighborhood in the city. Many families include older adults and elderly persons although the number of younger families with children has been growing during the 1980s.

The community is easily accessible by automobile to downtown Boston. West Roxbury is served by bus to the terminus of the MBTA Orange Line at Forest Hills. The Needham branch of the commuter train also serves the neighborhood.

Neighborhood History

In its early years, the area known today as West Roxbury was part of the Town of Roxbury, founded in 1630. At that time, the district was wooded and rocky, with marshes along the Charles River. The flatlands were devoted primarily to farming. By the early 1800s, West Roxbury Village was established along Centre Street near Spring Street.

In 1841, one of the farms in West Roxbury became the site of a famous Utopian experiment, the Brook Farm community. By 1847, the group dissolved due to financial problems after a new dormitory was destroyed by fire. In January 1977, an extensive fire destroyed several more key buildings. The Boston Landmarks Commission has designated Brook Farm as an Historic Landmark, and in 1988, the Metropolitan District Commission acquired the property.

As a result of a conflict between the rural and more developed parts of Roxbury, West Roxbury split off from Roxbury in 1851. The rural Town of West Roxbury then included areas known today as Jamaica Plain, Roslindale, and West Roxbury.

Also in 1851, the Dedham Branch of the railroad opened, bringing West Roxbury within easy commuting distance of Boston. Three stations served the area and small scale entrepreneurs began building homes for the commuting middle classes near the rail line. Following the Civil War the first period of major construction occurred, forming the patterns of development for West Roxbury.

In 1874, West Roxbury was annexed to the City of Boston. During a second period of homebuilding from the mid-1880s to the 1890s, streets were laid out in about half the district.

By 1920, less than one fourth of the residential units now existing had been built. A building boom in that decade increased the housing stock to nearly half that of the present day. The Parkway and Mt. Vernon areas were nearly three-fourths developed and Bellevue Hill was over half developed. Construction continued during the Depression at about half the 1920s rate, developing much of the remaining land in these neighborhoods.

The few homes built in the 1940s were constructed in the Brook Farm-Sawmill area, bringing the number of homes in this area to about three-fourths of the current number. The remaining lots were developed during the 1950s. Much of the post-war residential construction in the district was concentrated in the Upper Washington--Spring Street area. In this southern portion of West Roxbury, about half of the units were built during the 1950s and 1960s.

Population and Housing, 1950-1980

	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>
Population	26,660 (3.2)	28,098 (4.0)	34,989 (5.5)	31,333 (5.6)
Housing units	7,087 (3.2)	8,319 (3.5)	11,026 (4.7)	12,274 (5.1)
Persons per unit	3.6	3.4	3.2	2.6

Note: Figures in brackets are percent of Boston total.

Demographics

West Roxbury's 1985 population of 35,687 is the highest in the neighborhood's history. Most of the population lives in households rather than in group quarters, except for some older persons in nursing homes. West Roxbury has the third highest median age of any neighborhood at 35.1 years while 32 percent of all persons were age 55 or older. There is also a smaller percentage of teen-agers and young adults in West Roxbury than for the city as a whole.

Total Population in 1985*

	<u>Total</u>	<u>Population in group quarters</u>	<u>Household population</u>	<u>Average household size</u>
West Roxbury	35,687	704	34,983	2.7
City of Boston	601,095	32,300	570,500	2.5

*Note difference between total population and household population.
Most of the following tables refer to household population.

Household Population/Age Composition in 1985
(in percent)

	<u>Median age</u>	<u>0-14</u>	<u>15-24</u>	<u>25-34</u>	<u>35-54</u>	<u>55+</u>
West Roxbury	35.1 yrs.	15	19	15	18	32
City of Boston	28.8 yrs.	17	23	22	20	18

Note: Percent may not total to 100 due to rounding.

With 96 percent white and 5 percent minority groups, the racial composition of West Roxbury's population is homogeneous.

Household Population/Racial Ethnic Composition in 1985
(in percent)

	<u>White, not Hispanic</u>	<u>Black</u>	<u>Hispanic*</u>	<u>Asian</u>	<u>Other races</u>
West Roxbury	96	1	2	2	0
City of Boston	62	25	7	5	1

Note: Percent may not total to 100 due to rounding.

*Hispanic includes self-designated Hispanics plus those who speak Spanish in the home or were born in a Spanish-speaking country.

West Roxbury is a neighborhood comprised mainly of traditional couples, some with children and some without, and has a smaller share of households composed of single persons and unrelated roommates than the city as a whole.

Household Composition in 1985
(in percent)

	<u>Traditional families and couples</u>	<u>Single parent households</u>	<u>Single person household</u>	<u>Household of unrelated individuals</u>
West Roxbury	53	16	22	9
City of Boston	36	16	34	14

Note: Percent may not total to 100 due to rounding.

Income and Poverty

West Roxbury had a median household income of \$27,400 in 1984, the highest of all neighborhoods except for Back Bay/Beacon Hill and Downtown Boston. In addition, West Roxbury's poverty rate was one of the lowest in the city.

Median Household Income and Portion in Poverty in 1979 and 1984

	Median household income (current dollars)		Portion in poverty (percent)			
	<u>1979</u>	<u>1984</u>	<u>1979 all persons</u>	<u>1984 all persons</u>	<u>1984 all families</u>	<u>1984 unrelated persons</u>
West Roxbury	\$18,645	\$27,400	5	8	10	0
City of Boston	12,530	19,250	20	21	22	17

Mobility and Migration

Since 73 percent of its population was born in Massachusetts, West Roxbury is more of a closely-knit, traditional family neighborhood than many neighborhoods in Boston. However, 7 percent of its residents were born in Europe. Residents of West Roxbury also do not move as often as those in other neighborhoods. Some 54 percent of West Roxbury residents were in their homes for eleven years or longer, nearly twice the city average of 29 percent.

Place of Birth of 1985 Residents (in percent)

	<u>Massachusetts</u>	<u>Other U.S. and Canada</u>	<u>Europe</u>	<u>Elsewhere</u>
West Roxbury	73	10	7	10
City of Boston	55	25	5	15

Note: Percent may not total to 100 due to rounding.

Years in Dwelling Unit of 1985 Household Residents (in percent)

	<u>2</u>	<u>2-5</u>	<u>6-10</u>	<u>11-15</u>	<u>16+</u>
West Roxbury	15	13	19	15	39
City of Boston	28	27	16	10	19

Note: Percent may not total to 100 due to rounding.

Employment

Labor force participation of West Roxbury's adults matches the city average. However, the 4 percent unemployment rate is noticeably lower than in the city as a whole. West Roxbury workers are prevalent in the services, government and financial industries. Only 8,000 jobs are located in West Roxbury, since it is primarily a residential area. Most of these jobs are in retail trade and services.

Labor Force Status, Spring 1985 (in percent)

	Participation rate (Persons aged 16 yrs. and over)	Unemployment rate
West Roxbury	65	4
City of Boston	66	6

Industry of Resident Workers, 1985 (in percent)

	<u>Manuf'g</u>	<u>Trade</u>	<u>F.I.R.E*</u>	<u>Services</u>	<u>Gov't</u>	<u>Other</u>
West Roxbury	7	17	9	34	20	14
City of Boston	14	16	8	36	11	15

Note: Percent may not total to 100 due to rounding.

*F.I.R.E. is an abbreviation for Finance, Insurance, and Real Estate.

Employment Located within Neighborhood, 1983 (in percent)

	<u>Manuf'g</u>	<u>Trade</u>	<u>F.I.R.E*</u>	<u>Services</u>	<u>Gov't</u>	<u>Other</u>
West Roxbury	400	2,500	800	1,600	1,500	1,200
City of Boston	48,900	81,000	78,800	171,000	91,500	58,100

Housing

West Roxbury is similar to surrounding suburban towns, in that single family homes predominate. In 1980, almost sixty percent of West Roxbury's housing consisted of 1-4 family, owner-occupied units, while nearly thirty percent were private apartments, including 936 units in the Georgetown area. The remainder of the housing stock includes condominiums and over 200 subsidized units for elderly persons operated by the Boston Housing Authority.

Between 1980 and 1985, West Roxbury's housing stock expanded by about 5 percent, primarily through accessory apartment conversions within 1-4 unit structures. The 280 additional condominiums resulted from the conversion of pre-existing private, multi-family developments.

Housing Stock Composition by Structure Types, 1980 and 1985 (in percent)

<u>Year</u>	<u>Vacant</u>	<u>Owner-Occupied</u>	<u>Single Family Apartment</u>	<u>Multi Family Apartment</u>	<u>Condo</u>	<u>Subsid. Housing</u>	<u>BHA Housing</u>
1980	1	58	20	8	3	9	1
1985	0	55	24	6	5	8	1

West Roxbury's mean housing value in 1985 was \$150,000, which trailed only Back Bay/Beacon Hill, the South End, and Downtown Boston. This value represented the highest housing value of any of Boston's outer neighborhoods. Median gross rents in West Roxbury at \$420 per month topped the city's \$400 median.

1-3 Family Property Values and Median Gross Rents, 1980 and 1985

	<u>1-3 family property values</u>		<u>Median monthly gross rents</u>	
	<u>1979</u>	<u>1985</u>	<u>1980</u>	<u>1985</u>
West Roxbury	\$47,000	\$150,000	\$296	\$420
City of Boston	32,000	115,000	254	400

Transportation

West Roxbury residents used cars most and the MBTA least of any of Boston's neighborhood residents. Only seven percent of West Roxbury households had no car, the lowest number for all Boston neighborhoods. Conversely, 93 percent of households had one or more autos, the highest number in the city.

Means of Household Transportation to Work, 1985 (in percent)

	<u>Vehicle</u>	<u>MBTA</u>	<u>Walk</u>	<u>Other</u>
West Roxbury	83	14	1	2
City of Boston	50	33	15	3

Note: Percent may not total to 100 due to rounding.

Number of Vehicles Owned per Household, 1985 (in percent)

	<u>None</u>	<u>1</u>	<u>2</u>	<u>3 or more</u>
West Roxbury	7	53	30	10
City of Boston	39	42	14	5

Note: Percent may not total to 100 due to rounding.

Sources for the Tables include the U.S. Census of Population and Housing, 1950-1980; the BRA and PFD Household Survey, 1985; and Boston's Changing Housing Patterns, 1970 to 1985 by Rolf Goetze.



WEST ROXBURY INTERIM PLANNING OVERLAY DISTRICT

TO THE ZONING COMMISSION
OF THE CITY OF BOSTON:

The Boston Redevelopment Authority petitions to amend the text of the Boston Zoning Code, established pursuant to Chapter 665 of the Acts of 1956, as amended, by inserting after Article 27J, for a period of twenty-four months from the effective date of this amendment, the following article:

ARTICLE 27K

WEST ROXBURY INTERIM PLANNING OVERLAY DISTRICT

SECTION 27K-1. Statement of Purpose. The purposes of this article are to implement interim planning standards and to facilitate the comprehensive planning and rezoning of the West Roxbury neighborhood; to manage the future development of West Roxbury for the use and benefit of the inhabitants of the neighborhood and Boston; to provide a predictable, clear, and understandable process for the public review of new development; to preserve and enhance the low density residential character of the West Roxbury neighborhood; to encourage the most appropriate use of the land; to lessen congestion in the streets; to provide for adequate parking facilities; to provide adequate light and air; to prevent overcrowding of land; to promote residential development that is affordable to all segments of the community while maintaining the present low density residential character of the neighborhood; to promote land uses which provide jobs for the city's residents; to preserve, enhance, and create open space; to encourage a strong business community consistent with the character of the neighborhood; and to preserve and enhance the visual character of West Roxbury.

SECTION 27K-2. Declaration of Need for Interim Zoning. Interim zoning in the West Roxbury IPOD Study Area is necessary to provide the proper balance between competing land uses and economic and environmental factors.

Characteristics of existing zoning which is 25 years old, that require study and adjustment include its failure to promote the contemporary land use requirements of the neighborhood, including its failure to: prevent dense development that exacerbates the lack of open space and inhibits access to light and air; provide for zoning designations which result in the appropriate siting of land uses; provide for the retention and development of housing that is affordable to all segments of the community; preserve and enhance open space; protect historic structures; preserve the architectural integrity of West Roxbury; provide for adequate pedestrian and vehicular circulation and access; and provide adequate parking controls.

SECTION 27K-3. Definitions. For the purposes of this article only, the following terms have the meanings indicated.

1. "Applicant" means any person or entity having a legal or equitable interest in a Proposed Project which is subject to the provisions of this article, as set forth in Section 27K-5, or the authorized agent of any such person or entity.
2. "Institutional Use" means any use listed in Use Item Numbers 11, 12, 13, 13A, 14, 16, 16A, 17, 18, 19, 20, 20A, 21, 22, 22A, 23, 24, 25, 26A, 26B, 26C, 26D and 26E, Section 8-7, Table A.

3. "Interim Planning Permit" means a permit granted pursuant to Section 27-3 for a Proposed Project subject to the provisions of this article.
4. "Proposed Project" means the erection, extension, or substantial demolition of any structure, or the change of use or occupancy of any structure or land, for which the Applicant is required to obtain a building or use permit.
5. "Residential Use" means any use listed in Use Item Numbers 1, 1A, 2, 3, 4, 5, 6, 7, 8, 8A, and 10, Section 8-7, Table A.
6. "Underlying Zoning" means all zoning regulations, with the exception of this article, which are contained in this code.
7. "West Roxbury IPOD" means the regulations imposed by this article.
8. "West Roxbury IPOD Study Area" means the area described in Section 27K-4.
9. "Zoning Relief" means any variance, conditional use permit, exception, zoning map or text amendment, or any other relief granted by the Zoning Commission or the Board of Appeal.

SECTION 27K-4. Physical Boundaries. This article is applicable only in the West Roxbury IPOD Study Area, which consists of the areas depicted as the West Roxbury Interim Planning Overlay District on "Map 11 West Roxbury", "Map 10

Roslindale" and "Map 12 Hyde Park" of the series of maps entitled "Zoning Districts - City of Boston" dated August 15, 1962 as amended.

SECTION 27K-5. Applicability. Any Proposed Project within the West Roxbury IPOD Study Area is subject to the provisions of this article, unless otherwise exempt pursuant to subsection 1 or 2 of this section.

1. Except for Proposed Projects within the Special Study Areas established pursuant to Section 27K-15, the following Proposed Projects within the West Roxbury IPOD Study Area are exempt from the requirement of a grant of an Interim Planning Permit; provided that any such Proposed Project is in compliance with the Interim Height Standards, contained in Section 27K-8, the Interim Parking Controls, contained in Section 27K-9, and the Interim Lot Area, Lot Width, Yard and Corner Lot Standards contained in Section 27K-10.
 - (a) Any Proposed Project consisting solely of Residential Uses of three (3) or fewer dwelling units in a Single Family Residential (S), General Residential (R), or Apartment Residential (H) district; or
 - (b) Any Proposed Project for a use listed in Table 1 of this section under the column entitled "Uses exempt from Interim Planning Permit Process"; or
 - (c) Any Proposed Project for a change of use or occupancy as provided in Table 2 of this section.

Table 1
West Roxbury Interim Planning Overlay District
Applicability

<u>Existing Underlying Zoning Designation</u>	<u>Uses* Exempt from Interim Planning Permit Process</u>	<u>Uses* Subject to Interim Planning Permit Process</u>
S-.3	1	All others
S-.5	1	All others
R-.5	1, 2-4	All others
R-.8	1, 2-4	All others
H-1	1, 2-6	All others
H-2	1, 2-6	All others
L-.5	1, 2-6, 7**	+
L-1	1, 2-6, 7**	+
B-1	1, 2-6, 7**	+
M-1	None	All uses
M-2	None	All uses
I-2	None	All uses

* Use Item Numbers in this table are from Section 8-7, Table A, of this code.

** Three family only.

+ All others except as provided in Table 2 of this section.

Table 2
Changes of Use or Occupancy Exempt
from Interim Planning Permit Process +

In L-.5, L-1, and B-1 districts:

- 1) Changes of use or occupancy in the first story to any of the following:

Group A*

Use Item No. 34
35
43
44
46

Group B**

Use Item No. 37
38
39A
40
41
42
47
48
49 (except kennel or pound)

- 2) Changes of use or occupancy above the first story to any of the following:***

Use Item No. 39
40
41
42
47
48
49 (except kennel or pound)

+ Use Item Numbers in this table are from Section 8-7, Table A, of this code.

* Provided that the aggregate gross floor area of Proposed Projects for change of use or occupancy in the first story and on the same lot does not exceed 3,000 square feet after the effective date of this article.

** Provided that the aggregate gross floor area of Proposed Projects for changes of use or occupancy to any use in Group B in the first story and on the same lot does not exceed 1,500 square feet after the effective date of this article; and provided further that the aggregate gross floor area of Proposed Projects for changes of use or occupancy to any use in Group B on the same lot does not exceed 3,000 square feet after the effective date of this article.

*** Provided that the gross floor area of Proposed Projects for changes of use or occupancy above the first story and on the same lot does not exceed 3,000 square feet after the effective date of this article.

2. The following Proposed Projects within the West Roxbury IPOD Study Area are exempt from the provisions of this article.

- (a) Any Proposed Project for which application to the Inspectional Services Department for a building or use permit has been made prior to the first notice of hearing before the Zoning Commission for adoption of this article and for which no Zoning Relief is required.
- (b) Any Proposed Project for which appeal to the Board of Appeal for any Zoning Relief has been made prior to the first notice of hearing before the Zoning Commission for adoption of this article, provided that such Zoning Relief thereafter is granted by the Board of Appeal pursuant to such appeal.
- (c) Any Proposed Project or site for which a planned development area development plan has been approved by the Boston Redevelopment Authority and the Zoning Commission prior to the first notice of hearing before the Zoning Commission for adoption of this article.

SECTION 27K-6. Zoning Regulations in Effect; Conflict Provisions. The West Roxbury IPOD and Underlying Zoning together constitute the zoning regulations for the West Roxbury IPOD Study Area. Where conflicts exist between the provisions of the West Roxbury IPOD and the Underlying Zoning, subsections 1 and 2 of this section govern. Upon expiration of this article, the Underlying Zoning shall be the sole set of zoning regulations for the West Roxbury IPOD Study Area.

1. Within the West Roxbury IPOD Study Area, the provisions of the West Roxbury IPOD supersede Underlying Zoning, except as provided in subsection 2 below.
2. Any duly enacted amendment to Underlying Zoning pertaining to land use in the West Roxbury IPOD Study Area shall govern, provided notice of a public hearing before the Zoning Commission is published after the effective date of this article. Notwithstanding any other provision of this article, any such amendment may occur prior to the expiration of this article and may relate to any subdistrict or to any Special Study Area for which a planning and rezoning study has been completed by the Boston Redevelopment Authority.

SECTION 27K-7. General Land Use Objectives for the Study Area. The general land use objectives for the West Roxbury IPOD Study Area are as follows:

To revise or establish land use controls that limit inappropriate increases in density and protect the character of the existing residential fabric; to retain and develop affordable housing compatible with adjacent areas, particularly for elderly residents; to encourage the siting of limited group care residences; to minimize traffic and parking congestion in residential

neighborhoods; to develop parking controls; to create a village atmosphere in neighborhood business districts which encourages pedestrian and street life and promotes neighborhood oriented businesses; to develop sign controls and design guidelines which complement the historic architectural features and character of the business districts; to encourage retail uses at the street level with office and residential uses above in the business districts; to improve traffic flow and reduce congestion in the business districts through parking and truck access and loading controls; to preserve and maintain existing open space through open space zoning and to encourage the creation and adequate distribution of accessible open space for active or passive recreational use; to regulate building height and massing in order that structures do not obstruct views or change the essential character of the neighborhood; to establish design guidelines and performance standards for manufacturing uses; to investigate methods for regulation of water run-off in the neighborhood; and to encourage the effective enforcement of the Boston Zoning Code, including the sign regulations.

SECTION 27K-8. Interim Height Standards. Proposed Projects within the West Roxbury IPOD Study Area are governed by the interim height standards set forth in Table 2 of this section.

Table 2

West Roxbury Interim Planning Overlay District
Interim Height Standards

<u>Existing Underlying Zoning Designation</u>	<u>Underlying Zoning Height Controls</u>		<u>Interim Height Standards</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
S-.3	2 1/2	35	2 1/2	35
S-.5	2 1/2	35	2 1/2	35
R-.5	2 1/2*	35	2 1/2*	35
R-.8	3	35	3	35
H-1	none	none	3	35
H-2	none	none	3	35
L-.5	2 1/2	35	2 1/2	35
L-1	3	35	3	35
B-1	3	40	3	40
M-1	2 1/2	35	2 1/2	35
M-2	none	none	2 1/2	35
I-2	none	none	2 1/2	35

* or 2, for any dwelling other than 1 or 2-family detached.

SECTION 27K-9. Interim Parking Controls. Within the West Roxbury IPOD

Study Area, the following interim parking controls apply to any Proposed Project for a use listed in Table A of Section 8-7 under Use Item Nos. 1, 1A, 2, 3, 4, 5, 6, 7, 7A, 7B, 8, 8A, 9, 10, 11, 12, 13, 13A, 14, or 15:

1. For any newly created dwelling unit(s) the following off-street parking formula applies unless otherwise provided by this section:

Gross Floor Area
of Dwelling Unit

Off-Street Parking Spaces
Required for Each Unit

Less than 800 sq.ft.
800 sq.ft. or greater

1.75
2.00

2. Proposed Projects for elderly persons of low income shall provide 1.0 off-street parking space per dwelling unit if such housing project is constructed under the C. 121B of the Massachusetts General Laws or the United States Housing Act of 1937, as amended.

SECTION 27K-10. Interim Lot Area, Lot Width, Yard and Corner Lot Standards.

1. Except as otherwise provided in Section 14-6, within the West Roxbury IPOD Study Area, every dwelling unit in a Proposed Project shall have a minimum lot area of: (i) 9,000 square feet in an S-.3 subdistrict; (ii) 6,000 square feet in an S-.5 subdistrict; and (iii) 5,000 square feet in an R.5 subdistrict.
2. Within any S.3, S.5 or R.5 subdistrict within the West Roxbury IPOD Study Area, where a dwelling designed for occupancy or occupied by one or more families is on the same lot as, and to the rear or side of, another dwelling or other main building, the distance between such dwelling and such other dwelling and or main building shall be not less than twice the minimum rear yard depth if to the rear, or twice the minimum side yard depth if to the side, required by this code for such other dwelling or main building; and the requirements of this code with respect to lot size, lot width, open space, and front, rear and side yards shall apply as if such dwelling were on a separate lot.

3. Within the West Roxbury IPOD Study Area, for any Proposed Project on a corner lot, the front yard and front setback requirements of Underlying Zoning, and not the side yard requirements of Underlying Zoning, shall apply to that part of a side lot line which is also a street line.

SECTION 27K-11. Institutional Master Plan. A Proposed Project which includes an Institutional Use within the West Roxbury IPOD Study Area which exceeds 10,000 square feet of gross floor area, alone or together with the gross floor area of Institutional Uses included in other Proposed Projects during the period this article is in effect that are on the same lot or contiguous lots in the same ownership, or is on a lot or contiguous lots in the same ownership containing Institutional Uses exceeding 25,000 square feet of gross floor area, shall be granted an Interim Planning Permit only if such Proposed Project is in conformity with an Institutional Master Plan approved pursuant to this section.

1. An Institutional Master Plan shall project at least five years into the future and at a minimum shall contain the following: a statement of the Applicant's present and future needs for academic, service, research, housing, patient care, and parking facilities, and a description of the uses, scale, and character of proposed or potential development.
2. An Institutional Master Plan shall include a Parking Management and Mitigation Plan which shall be updated annually.
3. Specific elements to be included in an Institutional Master Plan shall be determined through a scoping process by the Boston Redevelopment Authority

and the community which identifies the issues related to a Proposed Project.

4. Within five (5) days after submission of the Applicant's Institutional Master Plan (IMP) to the Boston Redevelopment Authority, the Boston Redevelopment Authority shall: (a) transmit a copy of the IMP to the West Roxbury Neighborhood Council; (b) publish notice of such submission in one or more newspapers of general circulation in the City, such notice to state the name of the Applicant and the street address of the Proposed Project (or other information sufficient to identify its location); and (c) make copies of the IMP available for review by the public. Within thirty (30) days of such notice, public comments, including the comments of public agencies, shall be transmitted in writing to the Boston Redevelopment Authority. The West Roxbury Neighborhood Council shall hold a public meeting to allow public review and comment on the IMP within thirty (30) days of the first publication of notice of submission to the West Roxbury Neighborhood Council. Within forty-five (45) days of publication of such notice, the West Roxbury Neighborhood Council shall recommend that the Boston Redevelopment Authority approve the IMP, conditionally approve the IMP, or disapprove the IMP. If the West Roxbury Neighborhood Council has not held a public meeting within thirty (30) days of publication of such notice, or made its recommendation within forty-five (45) days of publication of such notice, the Boston Redevelopment Authority may render its decision without such meeting having been held or such recommendation having been made.

Based on public comments, the West Roxbury Neighborhood Council's recommendation, and the Boston Redevelopment Authority's review of the Applicant's IMP, the Boston Redevelopment Authority after public hearing shall either approve the IMP, conditionally approve the IMP, or disapprove the IMP. The Boston Redevelopment Authority shall not approve the Applicant's IMP unless the Boston Redevelopment Authority finds: (a) that the IMP conforms to the general plan for the City as a whole; and (b) that, on balance, nothing in the IMP will be injurious to the neighborhood or otherwise detrimental to the public welfare. The Board of Appeal shall not grant an Interim Planning Permit and the Building Commissioner shall not grant a building, use or occupancy permit for a Proposed Project which includes an Institutional Use unless the Director of the Boston Redevelopment Authority has issued a certification that such Proposed Project is in conformity with an IMP approved pursuant to this Section.

SECTION 27K-12. Small Scale Institutional Use Report. A Small Scale Institutional Use Report ("SSIUR") is required of any Applicant seeking an Interim Planning Permit for any Proposed Project which includes an Institutional Use within the West Roxbury IPOD Study Area which is not required to have an approved Institutional Master Plan pursuant to Section 27K-11. The SSIUR shall include the following information for the Proposed Project:

1. Detailed description of the activities to be conducted
2. Estimated number of employees
3. Estimated number of clients, patients, or others to be served
4. Number of on-site parking spaces
5. Location and layout of on-site parking spaces

6. Hours of operation

The SSIUR shall be submitted to the Boston Redevelopment Authority and the West Roxbury Neighborhood Council within ten (10) days of filing the application for an Interim Planning Permit for a Proposed Project for which the SSIUR is required.

SECTION 27K-13. Transportation Access Plan. A Transportation Access Plan is required of any Applicant seeking an Interim Planning Permit for any Proposed Project in excess of 25,000 square feet of gross floor area, alone or together with the gross floor area of other Proposed Projects during the period this article is in effect that are on the same lot or contiguous lots in the same ownership, any Proposed Project which includes a use listed in Use Item Numbers 34 through 49, Section 8-7, Table A, in excess of 10,000 square feet of gross floor area, alone or together with the gross floor area of other Proposed Projects during the period this article is in effect that include any such use and are on the same lot or contiguous lots in the same ownership, or any Proposed Project which includes a Residential Use and comprises twelve (12) or more dwelling units. The Plan shall consist of impact assessment, mitigation and monitoring components as follows:

1. The impact assessment component shall identify and evaluate the impact of the Proposed Project on the city's transportation and parking network.
2. The mitigation component shall propose measures to minimize the transportation-related impact of the Proposed Project.

3. The monitoring component shall describe provisions for periodic reevaluation of the effectiveness of proposed mitigation measures.

SECTION 27K-14. Small Scale Project Transportation Report. A Small Scale Project Transportation Report ("SSPTR") is required of any Applicant seeking an Interim Planning Permit for any Proposed Project in excess of 10,000 square feet of gross floor area but not greater than 25,000 square feet of gross floor area, alone or together with the gross floor area of other Proposed Projects during the period this article is in effect that are on the same lot or contiguous lots in the same ownership, and any Proposed Project which includes a use listed in Use Item Numbers 34 through 49, Section 8-7, Table A, in excess of 7,500 square feet of gross floor area but not greater than 10,000 square feet of gross floor area, alone or together with the gross floor area of other Proposed Projects during the period this article is in effect that include any such use and are on the same lot or contiguous lots in the same ownership. The SSPTR shall include the following information for the Proposed Project:

1. Number, location and layout of on-site parking spaces
2. Estimated number of daily vehicle trips to be generated
3. Site plan showing vehicular and pedestrian access

The SSPTR shall be submitted to the Boston Redevelopment Authority and West Roxbury Neighborhood Council within ten (10) days of filing the application for an Interim Planning Permit for a Proposed Project for which the SSPTR is required.

SECTION 27K-15. Special Study Areas. Within the West Roxbury IPOD Study Area, five areas are established as Special Study Areas. Several of these Special Study Areas, such as the Quarry and Hancock Woods, contain large tracts of vacant or underutilized land. Future development of these sites could have significant impacts within and adjacent to these areas. Studies are needed in these areas to identify appropriate land uses before any new zoning regulations can be implemented. Other Special Study Areas have established land uses, such as Spring Street/VFW Parkway, or include parcels that have recently been studied and rezoned, such as the former Drive-In site. The specific zoning regulations covering these areas need to be reviewed to reflect contemporary parking standards, urban design issues and open space requirements.

The following Special Study Areas are hereby established, and are more specifically shown on "Map 11 West Roxbury", "Map 10 Roslindale", and "Map 12 Hyde Park", the series of maps entitled "Zoning Districts - City of Boston" dated August 15, 1962, as amended, and are depicted for illustrative purposes only in Appendix A.

1. ALLANDALE STREET/WELD WOODS. This Special Study Area includes the vacant land north of the VFW Parkway and south of Allandale Street. New development in the area includes the former Bakalar Estates residential project and the approved proposal for the Allandale Glen congregate elderly housing. Remaining parcels should be studied to ensure development compatible with the VFW Parkway.
2. HANCOCK WOODS. This Special Study Area is where the West Roxbury and Brookline communities meet, and includes Mt. Benedict Cemetery. Recent

proposals underscore the potential of this area for new development. There is much concern that any future development respect the existing wetlands and predominant height and density of the surrounding community.

3. VFW PARKWAY/CHARLES RIVER. This Special Study Area extends west of the Veterans of Foreign Wars (VFW) Parkway to the Newton boundary, and along the Charles River waterfront to Spring Street. This area includes St. Joseph's, Mt. Lebanon, and Gethesemane Cemeteries, the Boston Municipal Service Area, and Cow Island and Havey Beach along the Charles River. It also includes the former outdoor movie theatre site west of the VFW Parkway at Gardner Street which was rezoned for residential use in 1987, and the mixed use residential and commercial area east of the VFW Parkway at Gardner Street. The Needham Line of the MBTA Commuter Rail bisects the Study Area. Land uses in other parts of this area are not established, and the impacts of development of such large tracts could have significant density and traffic effects on the VFW Parkway, the community, and the Charles River area.
4. SPRING STREET/VFW PARKWAY. This Special Study Area includes the VFW Parkway from Spring Street to the Dedham boundary. This portion of the Parkway was formerly designated Route 1. This Special Study Area is a gateway to the community. Here, the commercial pattern is firmly established, but specific uses, signage and traffic problems need study before the zoning can be modified.

5. QUARRY AREA. This Special Study Area is currently the site of the West Roxbury Crushed Stone Quarry and Roxbury Latin School. The Study Area also includes vacant land between the Quarry and Washington Street. There is much ledge in the undeveloped area, and construction almost always involves blasting. Planning for the re-use of the Quarry will involve research on similar sites around the country.

SECTION 27K-16. Housing Opportunities. West Roxbury, along with the rest of the city of Boston, has seen a rapid increase in the value of its housing stock. This increased value has placed the neighborhood out of reach of many homebuyers, particularly those seeking to purchase a first home.

In addition, with a large percentage of elderly homeowners, the community will face increased demand for smaller, more easily maintained homes, apartments, or traditional elderly-oriented housing. Preservation of the existing affordable housing stock which provides opportunities for elderly residents and first-time homeowners is critical to the community.

During the IPOD planning process, the specific housing needs of West Roxbury will be identified and mechanisms will be evaluated.

SECTION 27K-17. Neighborhood Business Districts. In West Roxbury most neighborhood retail uses occur along the two major thoroughfares, Centre Street and Washington Street. Centre Street from Greaton Road to Spring Street, and along Spring Street are the areas with the most concentrated retail uses containing neighborhood service stores, local businesses, and small commercial uses

which serve the local residents. Other neighborhood commercial nodes include the Centre/Weld and Washington/Grove areas. These nodes are the historic commercial centers of West Roxbury. Planning for these nodes, or Neighborhood Business Districts (NBDs), is necessary to define the proper boundaries of these areas, to protect the integrity and viability of these areas, to prevent the decline of neighborhood services and associated job loss, to address the problems of insufficient parking, difficult pedestrian and vehicular circulation, inappropriate signage, insufficient pedestrian amenities, and to improve the streetscape appearance.

The West Roxbury IPOD Study Area includes the following Neighborhood Business Districts.

- a. Centre Street
- b. Spring Street
- c. Washington/Grove
- d. Centre/Weld
- e. Baker/Vermont
- f. VFW/Independence Drive
- g. VFW/Gardner Street

SECTION 27K-18. Transportation Master Plan. A Transportation Master Plan for the West Roxbury IPOD Study Area shall be developed by the Boston Redevelopment Authority, working in conjunction with the Boston Transportation Department, the West Roxbury Neighborhood Council, the West Roxbury Zoning Advisory Committee and the West Roxbury Transportation Committee, and shall include the following:

1. Determination of off-street parking requirements for Proposed Projects which include residential and/or commercial uses.
2. Identification of parking and access controls to be implemented in commercial areas.
3. Identification of appropriate sites for commercial parking within commercial areas.
4. Analysis of neighborhood public transit, including public transit access locations relative to siting and size of any potential or actual Proposed Project.
5. Determination by the Boston Transportation Department of specified truck routes that avoid residential streets.

SECTION 27K-19. Open Space Plan. During the interim planning period, an Open Space Plan shall be developed by the Boston Redevelopment Authority, in conjunction with the West Roxbury Neighborhood Council, the West Roxbury Zoning Advisory Committee and the community, to accompany revised zoning and to guide future development. The Open Space Plan will incorporate the planning work already completed which culminated in the designation of the Greenbelt Protection Overlay Districts ("GPODs"). GPODs are designated to enhance and protect Boston's greenbelt roadways by establishing project review standards. These standards are designed to minimize traffic and congestion, ensure compatible development, protect aesthetic quality and promote complementary

design. In West Roxbury, GPODs have been designated for the VFW Parkway, West Roxbury Parkway, and Enneking Parkway. Future Open Space Plans will acknowledge the importance of GPODs to the community. The Open Space Plan will emphasize historic, geographic, and functional links to West Roxbury, to activity nodes within West Roxbury and to the existing open space and park system. The Open Space Plan also shall identify appropriate locations and opportunities for new open space sites in West Roxbury.

SECTION 27K-20. Design Guidelines. During the interim planning period, design guidelines shall be developed by the West Roxbury Neighborhood Council, the West Roxbury Zoning Advisory Committee and the Boston Redevelopment Authority. The purpose of these guidelines will be to promote residential and commercial neighborhood design for future development that will enhance the urban design of the community and reinforce the positive scale, character, massing, and architectural elements that exist in the West Roxbury IPOD Study Area. Design guidelines shall, at a minimum, address building design, open space and landscaping, building facades, security grates, historic structures and signage, including billboards.

SECTION 27K-21. Light Manufacturing Zoning District. During the interim planning period, application of the Light Manufacturing (LM) district within the West Roxbury IPOD Study Area shall be considered by the Boston Redevelopment Authority, the Economic Development and Industrial Corporation of Boston, the West Roxbury Neighborhood Council, and the West Roxbury Zoning Advisory Committee. The district, if designated by the Zoning Commission, would provide for a limited number of allowed light manufacturing uses compatible with adjacent

residential areas, which uses will provide job opportunities for the community. Portions of existing Restricted Manufacturing (M-1 and M-2) districts, and General Industrial (I-2) districts, as well as other areas, may be mapped as Light Manufacturing districts where it is desirable to retain such uses.

SECTION 27K-22. Enforcement. The Building Commissioner shall not issue a building or use permit for any Proposed Project subject to the provisions of this article, other than those exempt pursuant to Section 27K-5, unless the Board of Appeal has approved an Interim Planning Permit for the Proposed Project in accordance with Section 27K-7 and Section 27-3.

SECTION 27K-23. Standards for Issuance of Interim Planning Permit. The Board of Appeal shall grant an Interim Planning Permit only if it finds that: (a) the Proposed Project's benefits to the community outweigh any burdens imposed; and (b) that the Proposed Project is in accord with the following, where applicable:

1. The land use objectives set forth in Section 27K-7;
2. The interim height standards set forth in Section 27K-8;
3. The interim parking controls set forth in Section 27K-9;
4. The interim lot area and corner lot standards set forth in Section 27K-10;
5. The institutional master plan requirements set forth in Section 27K-11;
6. The small scale institution use report requirements set forth in Section 27K-12;
7. The transportation access plan requirements set forth in Section 27K-13;
8. The small scale transportation report requirements set forth in Section 27K-14; and
9. Any other provisions of this article.

In issuing an Interim Planning Permit, the Board of Appeal shall provide in its written decision specific reasons why the Proposed Project is in accord with the above standards.

SECTION 27K-24. Sunset Provision; Subsequent Amendments. This article shall be in effect for twenty-four (24) months from the effective date of this amendment, unless otherwise extended pursuant to Section 27-2. While in effect, this article or portions of this article may be repealed or superseded by subsequent amendments to this article or by amendments to the Underlying Zoning for which notice of a public hearing before the Zoning Commission is published after the effective date of this article. Upon expiration of the period for which this article is in effect, the Underlying Zoning, as amended, alone shall constitute the zoning regulations for the area governed by this article.

SECTION 27K-25. Timetable for Rezoning. Submission of proposed zoning changes by the Boston Redevelopment Authority to the Zoning Commission shall be completed within twenty-two (22) months from the enactment of the West Roxbury IPOD, and notice of the Zoning Commission hearing on any petition to adopt proposed zoning changes shall be published within twenty-four (24) months of the enactment of the West Roxbury IPOD; provided, failure of the Boston Redevelopment Authority to submit proposed zoning changes to the Zoning Commission within twenty-two (22) months shall not invalidate any provision of the West Roxbury IPOD or Underlying Zoning.

SECTION 27K-26. Regulations. The Boston Redevelopment Authority may promulgate regulations to administer this article.

WEST POXBURY TPOO

SECTION 27K-27. Severability. The provisions of this article are severable, and if any such provision or provisions shall be held invalid by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of this article.

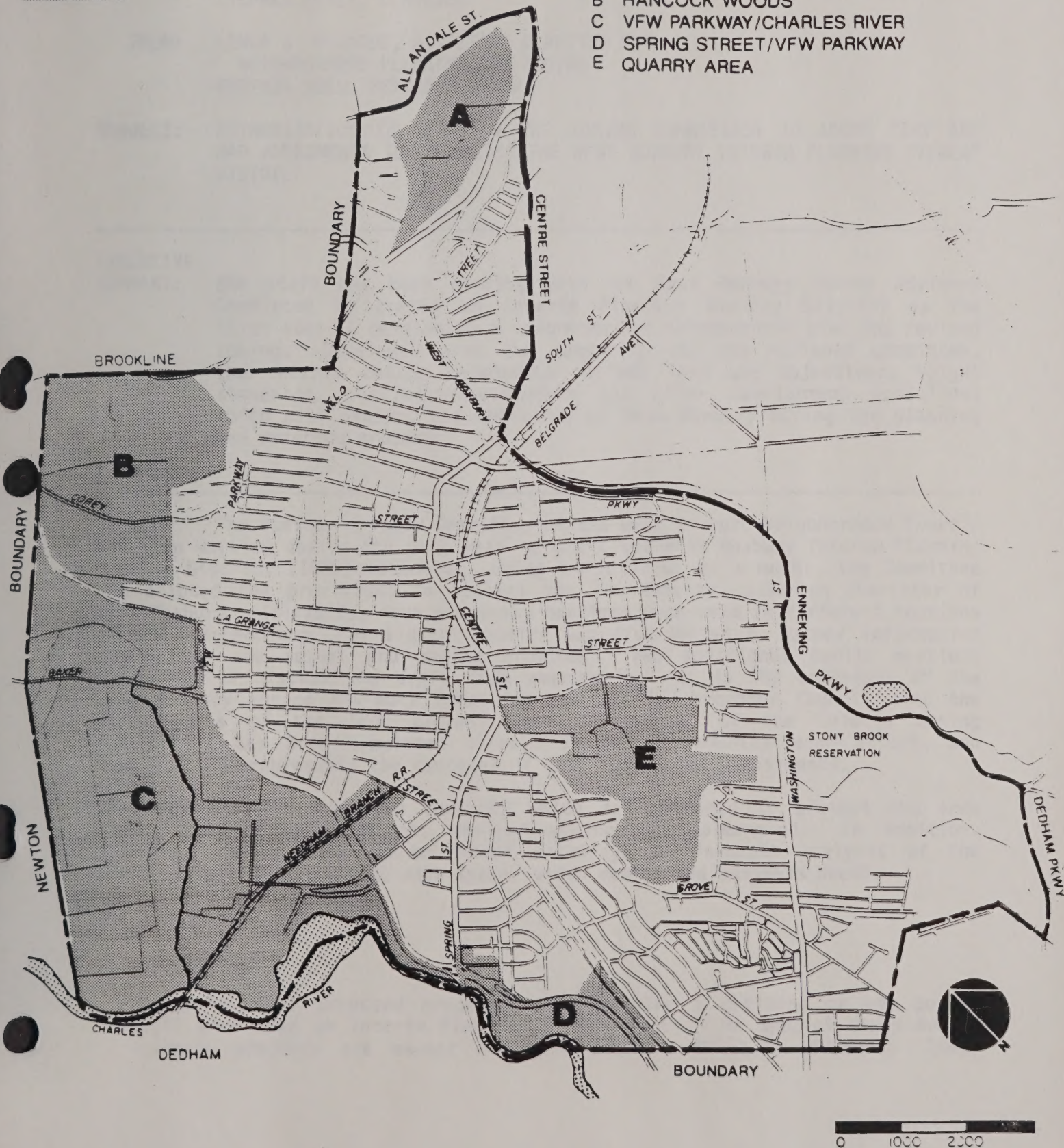
WEST ROXBURY IPOD

DISTRICT BOUNDARY

SPECIAL STUDY AREA

INTERIM PLANNING OVERLAY DISTRICT SPECIAL STUDY AREAS

- A ALLANDALE ST./WELD WOODS
- B HANCOCK WOODS
- C VFW PARKWAY/CHARLES RIVER
- D SPRING STREET/VFW PARKWAY
- E QUARRY AREA



MEMORANDUM

OCTOBER 12, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA S. BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
CYNTHIA WALL, SENIOR PLANNER

SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION TO ADOPT TEXT AND
MAP AMENDMENTS TO ESTABLISH THE WEST ROXBURY INTERIM PLANNING OVERLAY
DISTRICT

EXECUTIVE

SUMMARY: BRA staff has been working with the West Roxbury Zoning Advisory Committee to create an Interim Planning Overlay District as the first step in developing a comprehensive neighborhood plan and revised zoning. Developed with the community and the Advisory Committee, the interim zoning amendments include land use objectives, height standards, parking requirements and other development guidelines which will protect the character of West Roxbury during the planning and rezoning process.

The Zoning Advisory Committee of the West Roxbury Neighborhood Council has been working during the past year to draft the West Roxbury Interim Planning Overlay District (IPOD) document. Using other IPODs as a model, the Committee has adapted the provisions to reflect the low density, suburban character of West Roxbury. Initially, four community meetings were held in different sections of the neighborhood, and a questionnaire was distributed to gather information about land use issues and zoning problems. Two additional public meetings were held to discuss the draft IPOD amendments. It is the consensus of the West Roxbury Zoning Advisory Committee and the Neighborhood Council that the first phase of the IPOD process, the development of the interim zoning amendments, has been completed through an open, community-based effort, and that the IPOD represents the concerns of many West Roxbury residents.

The IPOD provides land use controls which are intended to protect the area under study while permanent, revised zoning is implemented. In addition, planning studies are outlined which encourage an in-depth analysis of the community's transportation, open space, urban design and business needs.

The Amendment

1. Applicability:

Generally, all proposed projects which require a building or use permit will also need an Interim Planning Permit. Except in Special Study Areas, certain projects are exempt from the Interim Permit requirement. These

include residential uses of three or fewer units and some business uses. These projects must still comply with dimensional standards outlined in the IP0D.

2. Five Special Study Areas:

Allandale Street/Weld Woods
Hancock Woods
Veterans of Foreign Wars Parkway/Charles River
Spring Street/Veterans of Foreign Wars Parkway
Quarry Area

The specific land uses in these areas are not yet determined, or they are in transition. Studies are needed to identify appropriate land uses before any new zoning regulations can be developed. Most proposed projects in Special Study Areas are required to get an Interim Planning Permit.

3. Seven Neighborhood Business Districts:

Centre Street
Spring Street
Washington/Grove
Centre/Weld
Baker/Vermont
VFW Parkway/Independence Drive
VFW Parkway/Gardner Street

These commercial areas are the historic business centers of West Roxbury, and planning for these areas is required to protect neighborhood services and streetscape appearance.

4. Interim Height Standards:

35' in every zoning subdistrict, except for B-1 where the standard is 40'.

5. Interim Parking Control:

Revised off-street parking requirements for newly-created residential units are as follows:

<u>Floor Area of Dwelling Unit</u>	<u>Off-Street Parking Spaces Required for Each Unit</u>
Less than 800 sq. ft.	1.75
800 sq.ft. and over	2.00

Low income elderly housing requires 1.0 space per dwelling unit.

6. Interim Lot Area, Lot Width, Yard and Corner Lot Standards:

Revised dimensional standards are applied to newly-created residential units. The minimum Lot Area for each dwelling unit is as follows:

In an	S-.3 zoning subdistrict	9,000 sq. ft.
	S-.5 zoning subdistrict	6,000 Sq. ft.
	R-.5 zoning subdistrict	5,000 sq. ft.

For more than one dwelling unit on a lot, the distance between dwellings shall be twice the minimum Rear or Side Yard as applicable, required by the underlying zoning.

For Corner Lots, front yard and front setback requirements of the underlying zoning apply along all street lines.

7. Institutional Use Reviews:

Two types of review have been developed for institutional projects in West Roxbury: Institutional Master Plans and Small Scale Institutional Use Reports. Depending on project size, a Plan or Report must be submitted to the West Roxbury Neighborhood Council and the Boston Redevelopment Authority.

8. Transportation Impact Reviews:

Two types of transportation impact reviews have been instituted in the West Roxbury IPOD: Transportation Access Plans and Small Project Transportation Reports. The type of review required will depend upon the proposed project's size.

9. The IPOD establishes the planning studies to be conducted during the two year period. The end product of the studies is revised permanent zoning. The following plans will be developed:

Transportation Master Plan
Open Space Plan
Design Guidelines

A recommended vote follows:

VOTED: That the Director is authorized to petition the Zoning Commission to adopt text and map amendments to establish the West Roxbury Interim Planning Overlay District in substantial accord with the amendment presented to the Authority on October 12, 1989. In authorizing such petition, the Authority recognizes its support of the concepts and zoning proposal to protect and preserve the West Roxbury neighborhood.

